

Informational Meeting Building Improvements

Building Committee

November 14, 2012

AGENDA

- Background
- Chronology
- Goals and Drivers
- Evaluation
- Costs and Discussion
- Questions and Answers
- Input

Background

- Air Quality Issues
- Energy Issues
- BOS Formed Building Committee
- 2011 Town Meeting \$3.75 M

Building Committee – 2011

- Work with Town's consultants to develop a long-term capital plan for Town Office Improvements. The driver is IAQ, however the following shall also be considered:
 - Capital and O&M
 - Other considerations (ADA, fireproof storage, HVAC, site, drainage, etc.)
- Identify alternative sites for Town Office facilities besides existing area and Clark-Goodwill.

Building Committee – 2011

- Consider sale and/or lease of existing space not proposed to be used
- Consider demolition of existing building
- Consider Other Town Departments
 - Library
 - Recreation
 - SAU
- Provide Public Information and Town Meeting support

Chronology

- Spring 2010 – Water damage and mold discovered
- Air Quality Reports and Renovation Reports
- Fall 2010 – Building Committee Formed
- Spring 2011 - \$3.75 M Warrant
- Summer 2011 – Relocated to temporary space
- Fall 2011 - Scope Optimization Report

Reports

- September 2009 - Municipal Energy and Greenhouse Gas Report
- January 2011 – Indoor Air Quality (Scott Lawson Group, LTD)
- February 2011 – Study for Remediation, Renovation or Relocation (HL Turner)
- October 2011 – Renovation Optimization (Building Science Corporation)
- Spring 2012 – Renovation Proposal (Ricci Construction)

Goals and Drivers

Goals and Drivers

- Cost Effective Solution
- Long-term Needs for Town
- Town Office
- SAU Administrative Needs
- Recreation Administrative Needs
- Library

Town Office Space Needs

Existing Space Pre Mold 11,350 +/-

Temp Space 8,360 +
(does not include other people who moved out of the building)

Team Design Plan 11,560 +/-


Selectman's Plan 11,610 +/-
(Includes Rec Department)

Min Requested 10,580 +/-
(From meetings with each Dept.)

Estimated National Average 9,210 +/-
(Based on standard practices and general guidelines)

TTG Suggested Building Size 10,810 +/-
(Cross between previous buildings, interviews, and National sizes)

New Town Office Building Space Needs



Approx 11k sf
building

Notes:

1. Study was to evaluate space needs for a new / current Town Offices. The study did not include SAU or Rec Dept space

Space Needs

Department	Space Needs
Town Office	8,500 to 11,000
SAU	6,125
Recreation	1,250
Library	15,000 to 17,000 SF
Total	31,000 to 35,000

Space needs based on department studies and evaluations

Results and Evaluation

Current Office Space

- Town Office – Leased
- Recreation – Space Needed
- Library – Approx 3,500 sf
- SAU - ECLC

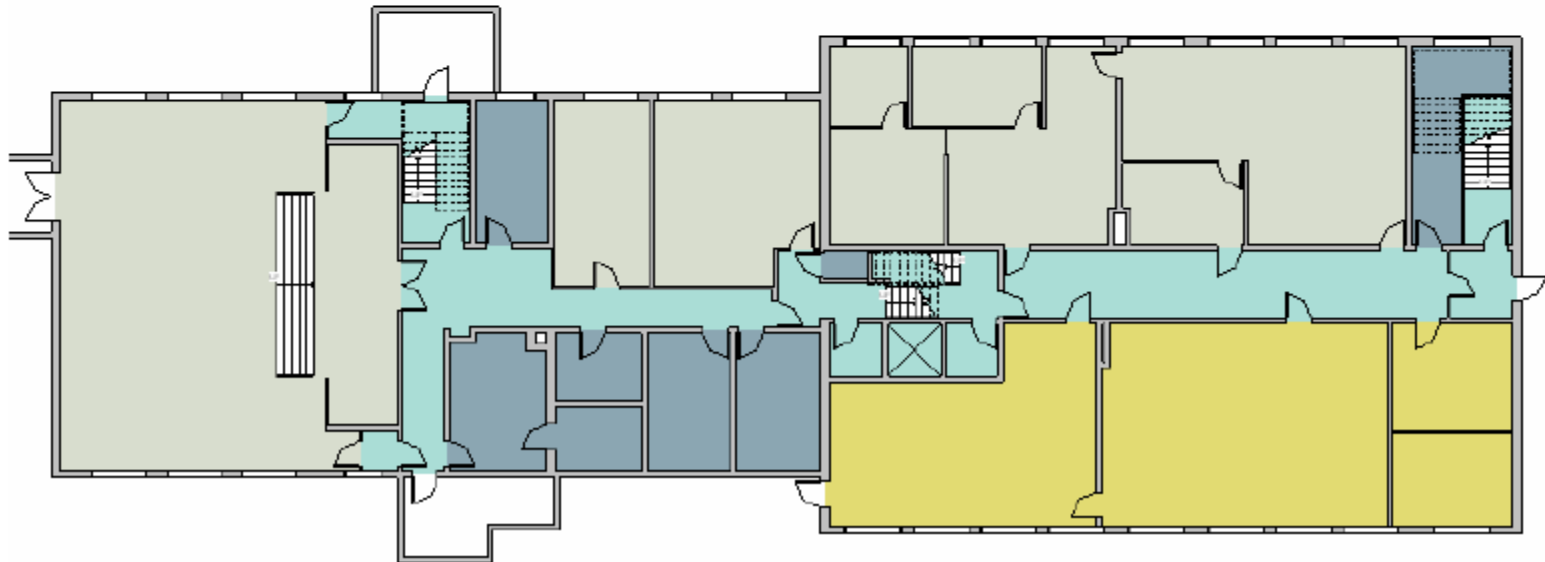
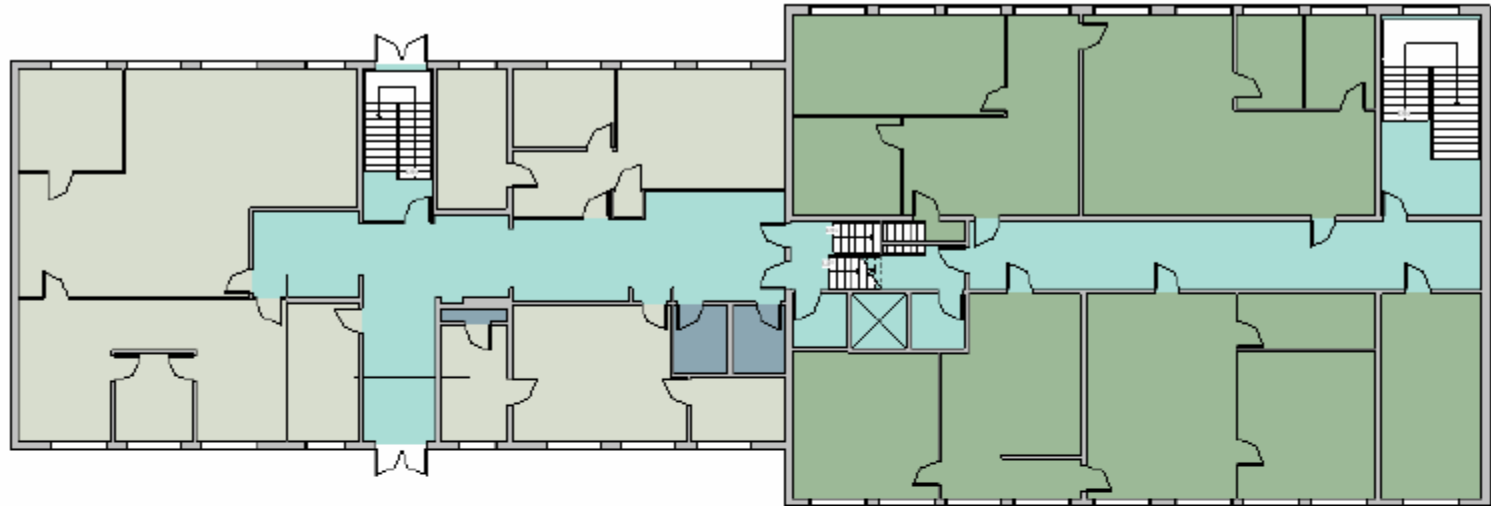
Options Considered

- No Action
- Renovation of Existing Building
- Build New Community Building
- Build New Separate Buildings

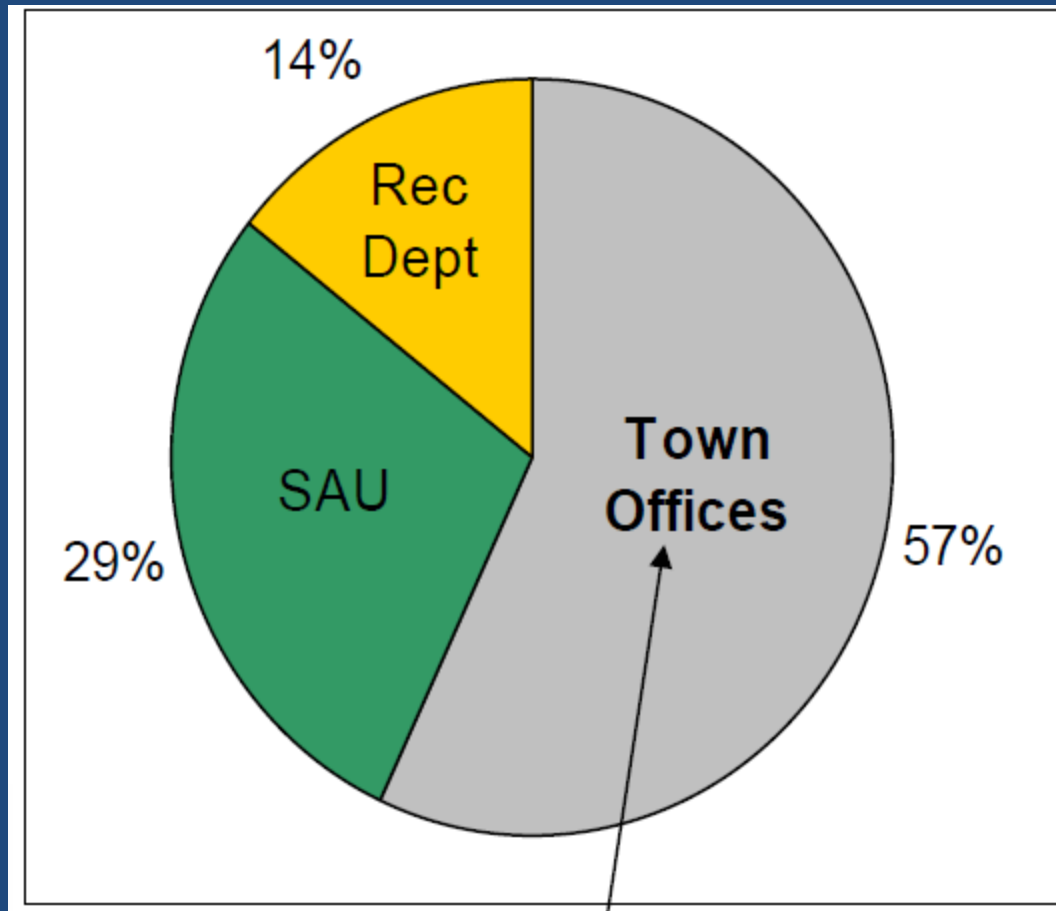
Ramsdell Lane



Ramsdell Lane



Ramsdell Lane

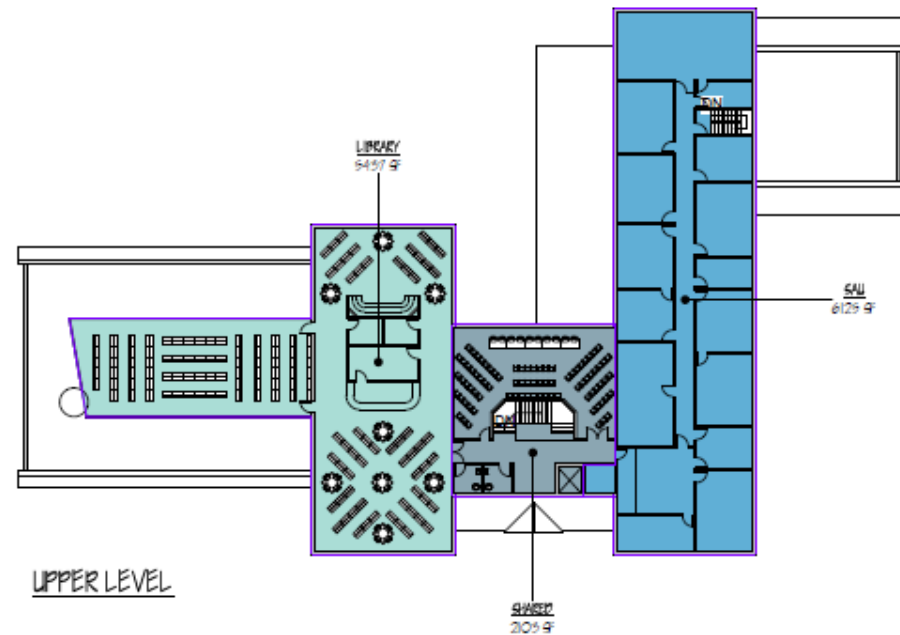
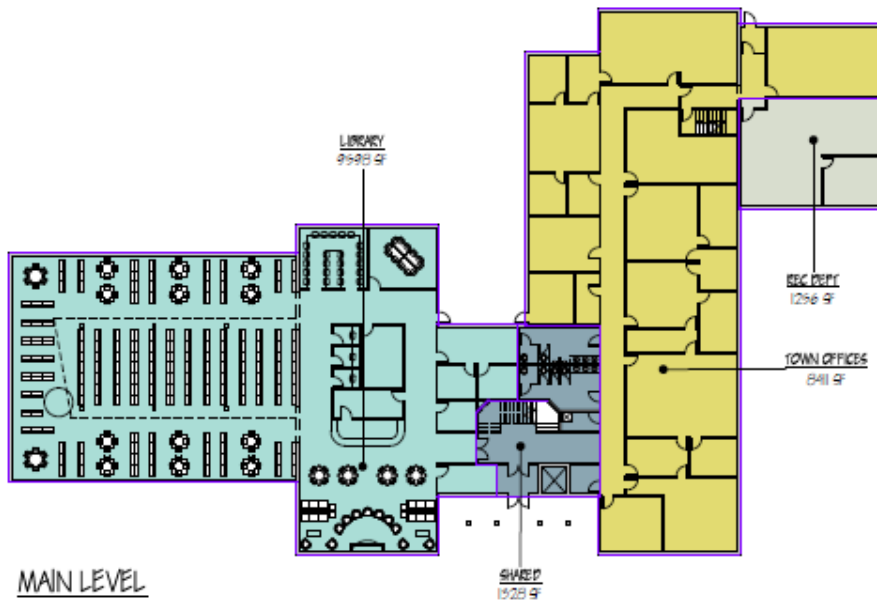


New Community Building

DRAFT

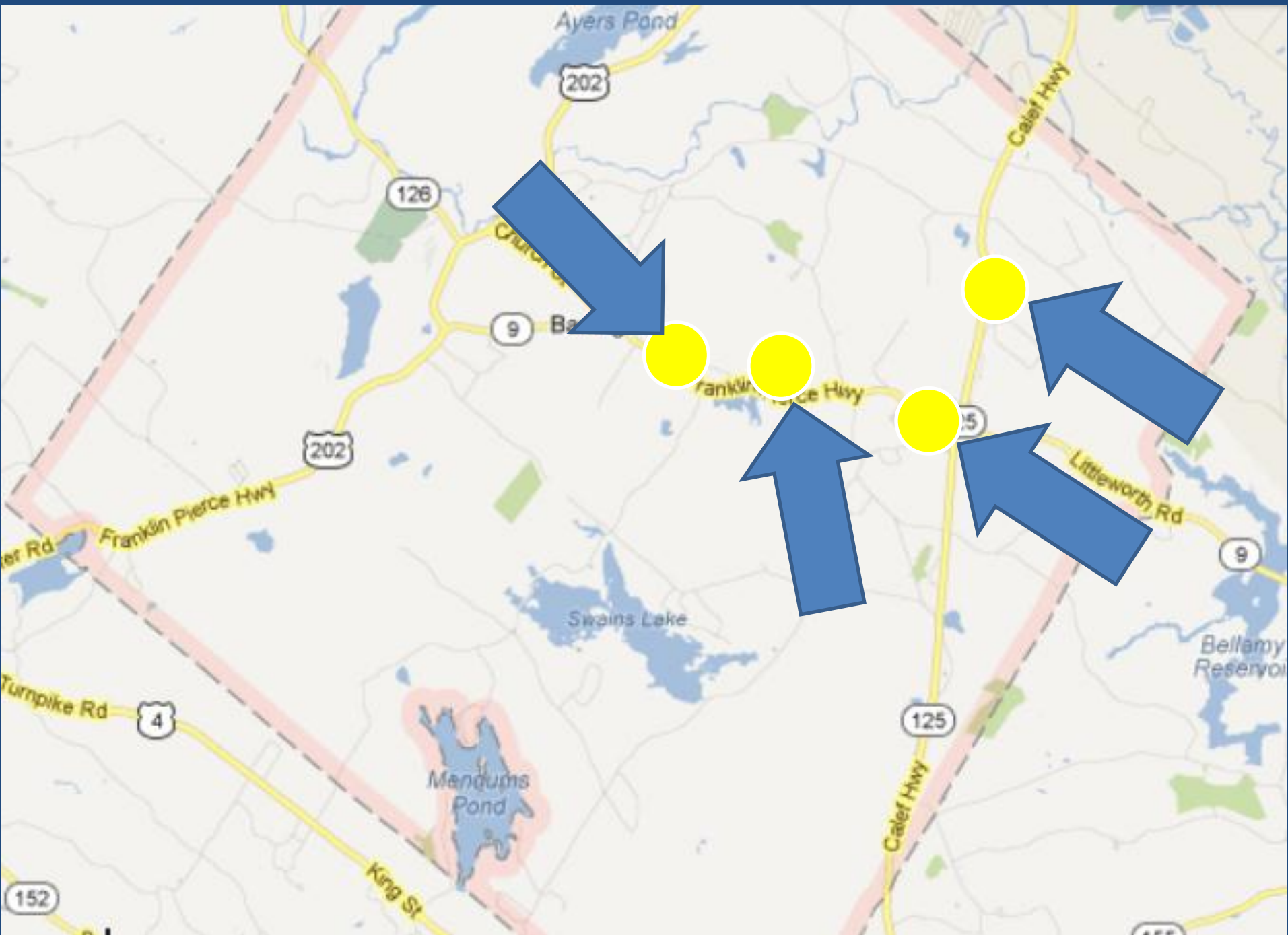
BUILDING AREA SCHEDULE

LIBRARY	19055 SF
REC DEPT	1256 SF
SAU	6125 SF
SHARED	5451 SF
TOWN OFFICES	6411 SF
	54258 SF



Sites Considered

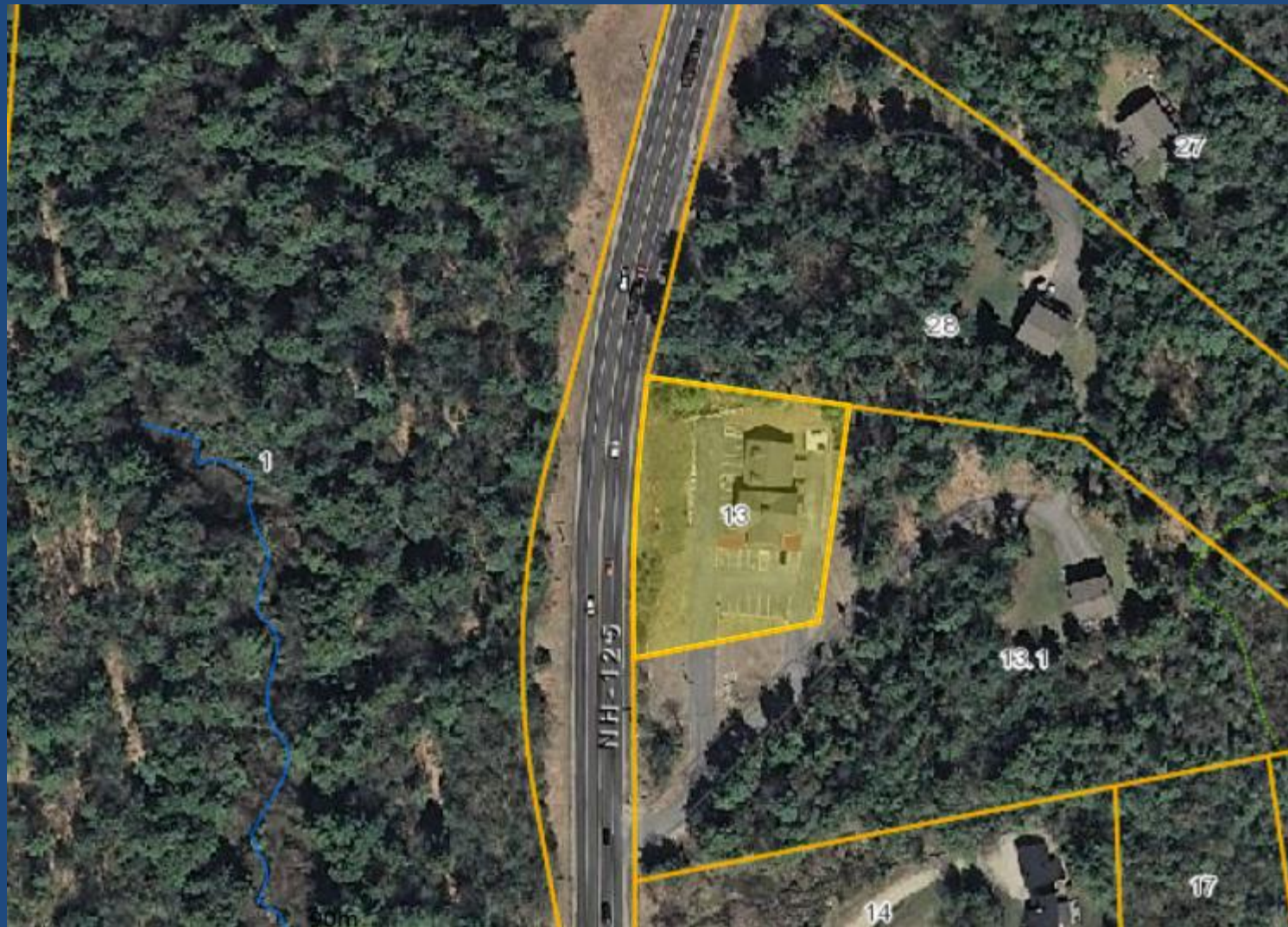
- Existing Leased Space – Route 125
- Existing Property on Ramsdel Lane
- Clark-Goodwill Property (Town owned)
- Calef Property (privately owned)



Sites Considered

	Rte 125	Ramsdell	Clark Goodwill	Calef
Land	0.93	5.48	31	12
Building	6,400	19,300	0	0
Assessed	\$580,400	\$1,8607,000	\$126,800	\$394,500

Rte. 125 - Current Town Office



Rte. 125 - Current Town Office

- Temporary Leased Facility
- Limited Space
- Limited Parking
- Unsafe Access
- No Expansion Possible



Ramsdell Lane





Ramsdell Lane











ROOF

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Stairs make this
entrance inaccessible
for all visitors.



ACCESSIBILITY (ADA)

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Restrooms are not accessible to all people. There are several issues including height, clearance, and maneuverability.

ACCESSIBILITY (ADA)


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Signs of moisture
intrusion and leaks on
the wall.

LEAKS

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Signs of moisture
coming through wall.

MOISTURE

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New oil fired boilers to
be re-used.

BOILERS

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THERMAL IMAGES

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Clark-Goodwill Property



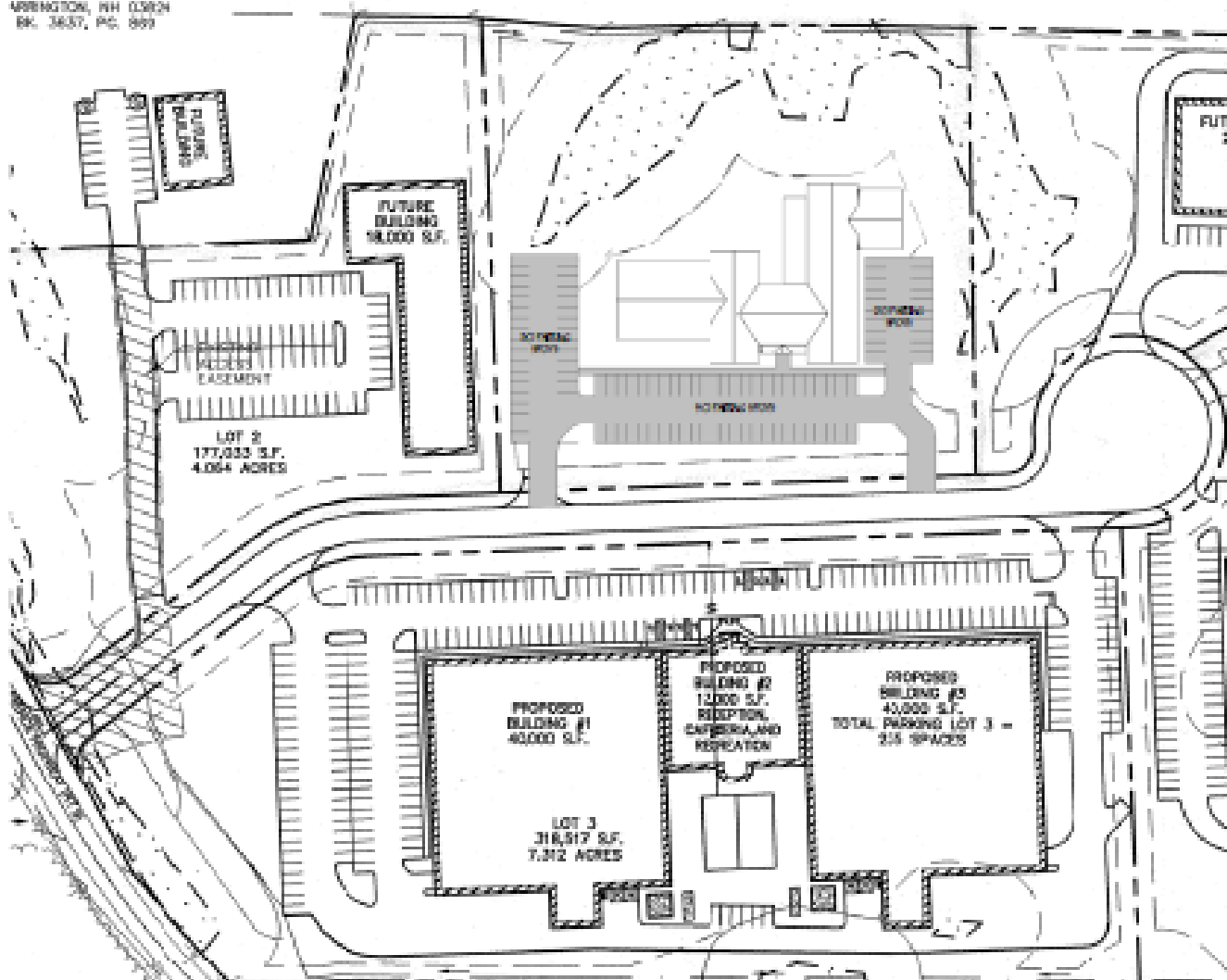
Clark-Goodwill

- Public-Private Development Agreement – Turbocam
- 6 lot subdivision
- 3 for Town, 3 for Turbocam
- 1,000 feet of road

AP 233, LOT 77

REGAN UDSON POST 114
70 ROGER CARON JR
PO BOX 532
ARRINGTON, NH 03824
BK. 3637, PG. 999

CHRISTOPHER
60 1
BARRING
NO



MAP 234, LOT 2.1

SCOTT W. DUMM
543 FRANKLIN PIERCE HWY
BARRINGTON, NH 03825
BK. 3-75, PG. 537
SEE PLAT REF. 5

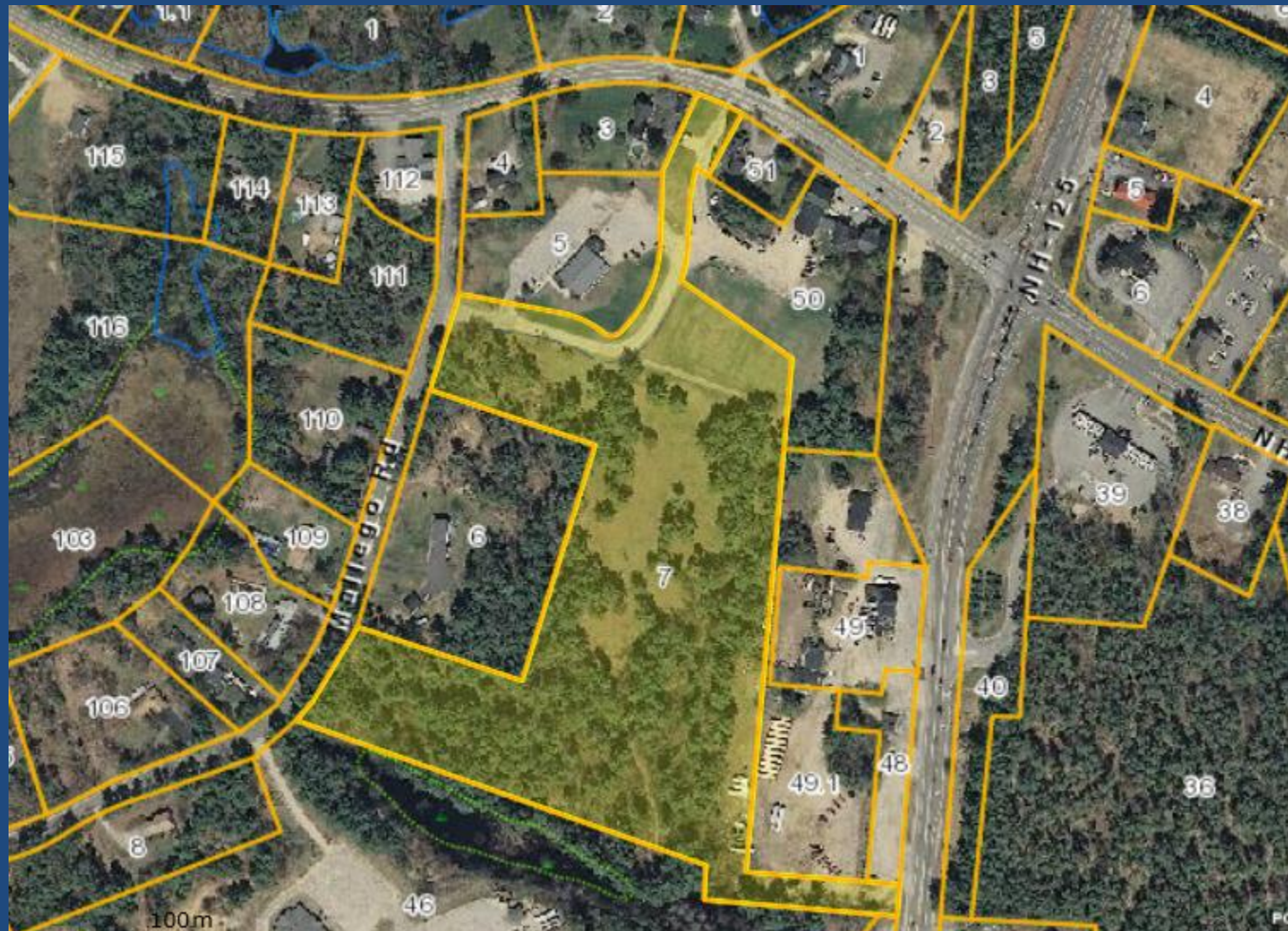
MAP 234, LOT 86

ELIZABETH WALTERS
PO. BOX 117

MAP 234, LOT 2

JORDY M. LAROC
537 FRANKLIN PIERCE HWY
BARRINGTON, NH 03825

Calef Property





Route 125

- Lowest initial cost
- Provides interim solution
- Short-term solution
- Additional space is needed
- Poor parking and access
- Inefficient space

Ramsdel Lane







- Lower initial cost
- Meets space needs of Town, SAU and Recreation
- Utilizes existing building
- Extensive renovation required
- Library would be on separate space (Clark Goodwill or Calef)
- Limited expansion

Clark-Goodwill

- Certain site work is complete
- Town owns land
- Allows for community building
- Allows for expansion
- Could sell existing building
- Site work required
- Mixed use with commercial

Calef

- Consistent with Town Center concept
- Allows for community building
- Allows for expansion
- Could sell existing building
- Land needs to be purchased
- May be access issues
- Taxable land will be lost
- More costly

	Option 1	Option 2		Option 3		Option 4	
		A	B	A	B	A	B
	Town Office - Rents	Renovate existing building for Town Offices, SAU, and Recreation space. Library on Calef property	Renovate existing building for Town Offices, SAU, and Recreation space. Library on Clark Goodwill property	Build new single structure community building for Town Office, SAU, Recreation Admin, and Library on Calef property	Build new single structure community building for Town Office, SAU, Recreation Admin, and Library on Clark Goodwill property	Build two separate buildings on Calef property	Build two separate buildings on Clark Goodwill Property
Town Office							
Rec. Admin		\$2,300,000	\$2,300,000	\$8,000,000	\$7,900,000	\$5,000,000	\$4,900,000
SAU							
Library		\$4,600,000	\$4,500,000			\$4,600,000	\$4,500,000
Purchase Land		\$400,000	\$0	\$400,000	\$0	\$400,000	\$0
Sale of building		\$0	\$0	-\$400,000	-\$400,000	-\$400,000	-\$400,000
Sale of CG lots		-\$200,000	\$0	-\$200,000		-\$200,000	
SINGLE PROJECT TOTAL		\$7,100,000	\$6,800,000	\$7,800,000	\$7,500,000	\$9,400,000	\$9,000,000
IF PHASED							
Phase I (Town/School)		\$2,100,000	\$2,300,000	\$4,800,000	\$4,500,000	\$4,800,000	\$4,500,000
Phase II (Library)	\$5,000,000	\$5,000,000	\$4,500,000	\$3,800,000	\$3,800,000	\$4,600,000	\$4,500,000
PHASED PROJECT TOTAL	\$5,000,000	\$7,100,000	\$6,800,000	\$8,600,000	\$8,300,000	\$9,400,000	\$9,000,000
Notes:	Short-term solution						

Notes: Prepared by the Barrington Building Committee, November 6, 2012 (Brian Lenzi, Chair)

Summary of Costs

	Route 125	Renovation	Combined	Separate
Phase I	\$0	\$2.3 M	\$4.8 M	\$4.8 M
Phase II	\$5.0 M	\$4.5 M	\$3.8 M	\$4.6 M
Total	\$5.0 M	\$6.8 M	\$8.6 M	\$9.4 M

Tax Impacts

Questions and Answers

Input